

Lakewood Subdivision - Baytown, TX General Description of Deed Restrictions

** To be used as a guide only and may not be completely accurate - owners should review the actual deed restrictions for a specific Lot to be sure of the enforceable deed restrictions **

SECTION LAKEWOOD OAKS - 1995

- ◇ Lots shall be used for residential purposes only and no businesses, professional or commercial use shall be made of any lot.
- ◇ No structure other than one single family residence and its outbuildings is permitted on any lot.

No building may be nearer than 5 feet to any side rear lot line. Except when built as an integral part of the main house, no garage or out building
◇ may be erected which is not wholly within 50 feet of the rear line of the site. A detached garage that is 70 feet or more from the front lot line must be 3 feet inside the line of the site.
- ◇ No dwelling shall be on a plot having a width less than 50 feet or an area less than 6,600 square feet.
- ◇ No trailer, basement, tent, shack, garage or other temporary building may be used as a residence.

Ground floor area of the main structure must be not less than 2,000 square feet for a one story structure and not less than 1,000 square feet for a
◇ two story structure. Exterior walls of the main dwelling and attached garages shall be brick, brick veneer or other masonry. Up to 35% of the exterior may be substituted with other materials. No walls of the building, garage, or outbuildings shall be left unpainted.
- ◇ No animals, livestock or poultry shall be kept on any lot, except dogs, cats and other household pets provided they are not bred for commercial purposes.
- ◇ No part of Lakewood shall ever be sold, leased, explored or developed for oil, gas or other mineral purposes.
- ◇ No sign may be on any lot, except advertising the property for sale or rent, or a builder's sign during construction.
- ◇ No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.
- ◇ No fence, wall, or hedge shall be placed on any lot nearer to any street than the building set back line provided for the main building.

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- ◇ No building materials may be stored on any lot until the owner is ready to commence improvements.
- ◇ Vegetation on each lot shall be kept mowed at regular intervals and dead vegetation shall be promptly mowed.
- ◇ No trailer, trailer house, or boat shall be habitually parked or standing on any street abutting any lot.
- ◇ No building shall be constructed that will have a roof or any portion extend over any easement.